

1 MARLENE G. WEINSTEIN
2 Chapter 7 Trustee
3 1511 M Sycamore Ave., #259
4 Hercules, CA 94547
5 Telephone: (925) 482-8982
6 mgwtrustee@mgwtrustee.com

7 Chapter 7 Trustee

8 UNITED STATES BANKRUPTCY COURT
9
10 NORTHERN DISTRICT OF CALIFORNIA

11 In re

12 RALPH STEWART SIMPSON,

13 Debtor(s).

Case No. 15-42420 CN
Chapter 7

TRUSTEE'S REPORT OF SALE
OF REAL PROPERTY AND
STATEMENT PURSUANT TO
RULE 6004(f)

16
17 TO THE HONORABLE CHARLES NOVACK, UNITED STATES BANKRUPTCY JUDGE:

18 COMES NOW Marlene G. Weinstein, Chapter 7 Trustee herein, and
19 hereby files her report of the sale of the estate's real property
20 located at 3233 Harrison Street, Oakland, California, to David
21 Kopperdahl and Klas Berghede ("Buyers") for the sum of
22 \$1,430,000.00 on December 30, 2015, as set forth in the attached
23 Seller(s) Final Closing Statement.

24 Net proceeds received by the Trustee were \$428,568.80.

25 Date of Close of Escrow: December 30, 2015

26 Order Approving Sale: November 13, 2015 [ECF #671]

27 Dated: January 6, 2016

/s/ Marlene G. Weinstein
Marlene G. Weinstein
Chapter 7 Trustee

28



Placer Title Company
 1797 Shattuck Avenue
 Suite D
 Berkeley, CA 94709

File Number: P-113637
 Loan Number: 1212
 Sales Price: \$1,430,000.00
 Close Date: 12/30/2015
 Disbursement Date: 12/30/2015
 Date Prepared: 12/31/2015 10:34:23 AM

SELLER(S) FINAL CLOSING STATEMENT

Type: Sale

Property: 3233 HARRISON STREET
 OAKLAND, CA 94611 (ALAMEDA)
 (010-0805-007)

Buyer(s): DAVID KOPPERDAHL
 1403 HAWTHORN TERRACE
 Berkeley, CA 94708

KLAS BERGHEDE

Seller(s): BANKRUPTCY ESTATE OF RALPH STEWART SIMPSON, DEBTOR, NORTHERN
 DISTRICT OF CALIFORNIA BANKRUPTCY COURT, CASE NO. 15-42420
 1511-M SYCAMORE AVE #259
 Hercules, CA 94547

Certified True and Correct Copy

Placer Title Company

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property		\$1,430,000.00
Earnest money retained by		
Disbursed as proceeds (\$10,000.00)		
Prorations		
County Taxes 12/30/2015 to 1/1/2016 @ \$3,866.40/Six Months		\$21.48
Unit A1 12/30/2015 to 1/1/2016 @ \$1,925.00/Month	\$64.17	
Unit C4 12/30/2015 to 1/1/2016 @ \$2,300.00/Month	\$76.67	
Unit B2 12/30/2015 to 1/18/2016	\$1,348.39	
Unit C3 12/30/2015 to 1/15/2016	\$1,290.32	
Security Deposit Unit No # 2	\$2,000.00	
Security Deposit Unit #3	\$1,500.00	
Security Deposit Unit #4	\$1,500.00	
Payoffs		
Payoff of First Mortgage Loan	\$858,218.08	
Principal: \$753,821.66		
Interest on Statement: \$85,181.99		
Escrow Overdraft: \$11,530.53		
Late Fee: \$6,553.40		
Recording: \$50.00		
Attorney: \$368.00		
Unpaid Advances: \$712.50		
Commissions		
Real Estate Commission to Lawton Associates	\$35,750.00	
Real Estate Commission to HomeSmart Envisage Real Estate	\$35,750.00	
Title Charges		
Title - Owner's Title Insurance (optional) to Placer Title Company	\$1,363.00	
Title - Endorsement(s) to Placer Title Company		
Title - ALTA 9.2-06/CLTA 100.10-06 (Restrictions, Encroachments, Minerals - Improved Lan Endorsement(s) to Placer Title Company		
Title - ALTA 18-06/CLTA 129-06 (Owners - Single Tax Parcel) Endorsement(s) to Placer Title Company	\$100.00	

Title - ALTA 22-06/CLTA 116.01-06 (Owners - Location) Endorsement(s) to Placer Title Company		
Title - Settlement or closing fee to Placer Title Company	\$775.00	
Title - Express delivery service fees to Placer Title Company	\$35.20	
Title - Signing Service to First Class Signing Service	\$125.00	
Title - Express delivery service fees to Placer Title Company	\$28.00	
Government Recording and Transfer Charges		
Release of City Lien \$96.00	\$96.00	
County Deed Tax/Stamps to MLHC Recording Account	\$1,573.00	
City Deed Tax/Stamps to MLHC Recording Account	\$10,725.00	
Court Order to MLHC Recording Account \$33.00	\$33.00	
Additional Settlement Charges		
Upfront Demand Fee to City of Oakland Mandatory Garbage Section	\$50.00	
Upfront Demand Fee to City of Oakland	\$125.00	
Business Tax Lien to City of Oakland	\$20.00	
Hazard Disclosure Report to JCP-LGS Reports Natural Hazard Disclosures	\$89.95	
Refuse Liens to City of Oakland Mandatory Garbage Section	\$20.00	
Building Maintenance to Christian Brothers Painting	\$1,135.00	
Franchise Tax Withholding to Franchise Tax Board	\$47,661.90	
Totals	\$1,001,452.68	\$1,430,021.48

Balance Due TO Seller: \$428,568.80